

1. NSP3 Grantee Information

NSP3 Program Administrator Contact Information	
Name (Last, First)	Hunt, Peter
Email Address	phunt@ihcda.in.gov
Phone Number	317-522-7298
Mailing Address	30 S. Meridian Street, Suite 1000, Indianapolis, IN 46204

2. Areas of Greatest Need

Map Submission

The maps generated at the HUD NSP3 Mapping Tool for Preparing Action Plan website are included as an attachment.

Data Sources Used to Determine Areas of Greatest Need

Describe the data sources used to determine the areas of greatest need.

Response:

IHCDA utilized the NSP3 mapping system (<http://www.huduser.org/NSP/NSP3.html>) to determine its areas of greatest need, as discussed further below. Where applicable, we supplemented or sought clarification on data from the mapping system with data from Indiana University's Stats Indiana website: (<http://www.stats.indiana.edu/index.asp>). Stats Indiana compiles data on Indiana communities from both the most recent Census Bureau information available and a range of other sources, such as the Indiana Department of Workforce Development (for employment and unemployment data) and the Indiana Family and Social Services Administration (for information on public assistance beneficiaries and families in poverty). We also accessed local sources of public information such as the Indiana Department of Local Government Finance (for sales comparables by community). In all cases, however, information from the NSP3 mapping system was regarded as definitive and received precedence over any other data source for the purpose of identifying areas of greatest need.

Determination of Areas of Greatest Need and Applicable Tiers

Describe how the areas of greatest need were established and whether a tiered approach is being utilized to determine the distribution of funding.

Response:

Areas of greatest need are those census tracts that have a minimum NSP3 needs score of 17 as determined by the US Department of Housing and Urban Development. HUD's NSP3 needs score is based on the percentage of delinquent mortgages, foreclosures, vacant properties and subprime loans for each census tract in the state. A needs score of 17 places a census tract in the top quintile nationwide in terms of distress. Due to the need to ramp up quickly, we solicited proposals only from experienced NSP1 sub-grantees (cities, towns and nonprofit organizations) that met three criteria:

1. They demonstrated a track record of deploying CDBG and NSP funds in a timely fashion and in accord with all applicable law and regulation (including but not limited to requirements imposed by Davis-Bacon, lead-based paint regulations, and Section 3), while remaining in compliance with all reporting and documentation requirements;
2. Their NSP1 service areas met the distress criteria specified by HUD for NSP3; and
3. They did not receive a direct allocation of NSP3 funds for their service area.

Eleven IHCD NSP1 sub-grantees met these criteria, as follows:

1. Cities: Bicknell, Elwood, Hartford City, Michigan City, Mishawaka, New Albany, New Castle, Richmond, Terre Haute, and Union City; and
2. Nonprofits: Hoosier Uplands Economic Development Corporation (serving Paoli) and see below.

One additional organization (the Children's Museum of Indianapolis, Inc.) was invited to apply; it was an eligible applicant that met only the second criterion above, but represented a unique partnership opportunity between the State of Indiana, the City of Indianapolis and the museum itself, one of the most distinguished nonprofit institutions in the state (or indeed, the Midwest).

The eligible census tracts within these communities represent our primary focus areas (hereafter, "focus areas") for NSP3 funds. In order to expedite the start of projects as soon as funding is approved by HUD, IHCD issued a Request for Proposals for NSP3 funds on December 15 2010 and accepted proposals through January 31 2011. Each RFP respondent committed through its application to:

1. Expend NSP3 funds only in areas of greatest need as determined by the NSP3 mapping system;
2. Expend at least 50% of NSP3 funds within 24 months and 100% within 36 months; and
3. Comply with all applicable law and regulation.

As a result of this process, we selected the sub-grantees and activities set forth below, for total proposed sub-awards of \$8,109,562; we will retain the balance of our award (\$343,875) for program administration at IHCD; in accord with NSP3 program regulations, this amount plus the administrative allowance claimed by our proposed subgrantees (\$374,000, included in our subaward total) is less than ten percent (10%) of our total allocation (\$717,875, or 8.7% of our total award amount).

Each of these communities is facing high and persistent unemployment, significant levels of high cost mortgages, falling home values, and increasing vacancy rates all in large part due to increasing levels of foreclosure. Among those vacancies are a significant number of units that are deteriorated beyond feasible redevelopment. The low and generally declining home values in the target areas mean that many homes can only appraise at a fraction of what they cost to build. The low median income levels mean that ownership of an affordable yet high quality home without some form of homebuyer subsidy is often out of reach for individuals earning less than 120% of area median income for those areas, and particularly difficult for families earning less than 50% of area median income. Finally, the existence of vacant and dilapidated homes further depresses housing values and represents a threat to neighborhood health and safety, further exacerbating these trends. Based on our analysis of the applications received, financial assistance through NSP3 will help each community to address its most intractable problem properties while stabilizing home values and positioning new homeowners to accumulate meaningful equity in their homes while paying a mortgage that does not unduly burden the family's finances. To create homeownership opportunities for households earning less than 50% of area median income, we will partner with Habitat for Humanity affiliates to develop extremely affordable units with very favorable financing terms. For both sets of homebuyers, we will ensure sub-grantee compliance with NSP3 requirement for at least eight hours housing counseling per buyer. For those families for whom sustainable homeownership is not achievable even under these relaxed constraints, we will develop affordable rental properties that offer high-quality housing with features that minimize utility costs and maximize affordability. None of our projects will entail the displacement or relocation of existing residents.

3. Definitions and Descriptions

Definitions

Term	Definition
Blighted Structure	<p>Indiana Code does not define "blight" or "blighted structure" per se but properties or structures that, for the purposes of NSP3, would fit this definition are described in IC 13-11-2-19.3, IC 36-7-1-3 and IC 36-7-9. These laws broadly define the buildings or structures that are unsafe or contributing to blight as those that are:</p> <ul style="list-style-type: none"> • In impaired structural condition that makes them unsafe to a person or property; • A fire hazard; • A hazard to public health; • Deteriorated, obsolete or substandard; • Environmentally contaminated or suspected of having hazardous substances; • Dangerous to a person or property because of a violation of a statute or ordinance concerning building condition or maintenance; • Vacant and not maintained in a manner that would allow human habitation, occupancy, or use under the requirement of a statute or ordinance.
Affordable Rents	IHCDA defines "affordable rents" as those county-by-county rent limits released by HUD and amended from time to time for the HOME program.

Descriptions

Term	Definition
Long-Term Affordability	IHCDA intends to utilize the HOME affordability period and per-unit thresholds for all projects associated with NSP3.
Housing Rehabilitation Standards	All housing activities using NSP3 funds that involve the construction or rehabilitation of multi-family and single-family dwellings must meet all building codes and standards adopted and enforced by the State of Indiana as well as any local ordinances that exceed State codes and standards.

4. Low-Income Targeting

Low-Income Set-Aside Amount

Enter the low-income set-aside percentage in the first field. The field for total funds set aside will populate based on the percentage entered in the first field and the total NSP3 grant.

Identify the estimated amount of funds appropriated or otherwise made available under the NSP3 to be used to provide housing for individuals or families whose incomes do not exceed 50 percent of area median income.

Response:

Total low-income set-aside **percentage** (must be no less than 25 percent): 25.00%

Total funds set aside for low-income individuals = \$2,058,906.25

Meeting Low-Income Target

Provide a summary that describes the manner in which the low-income targeting goals will be met.

Response:

All NSP-assisted units must be occupied by families earning less than 120% of Area Median Income. In addition, a minimum of 25% of those NSP assisted units will be restricted for occupancy by households at or below 50% of Area Median Income. In order to meet this second criterion, projects will use a mixture of the following interventions: rental properties, lease-purchase and Habitat builds. This approach builds on the experience each sub-grantee has acquired from NSP1 and leverages their local knowledge of the markets where they plan to be working. All projects involving the development of new or renovated housing have proposed to meet a minimum 25% set-aside but completed projects will likely exceed this target, as this income group has a high level of housing need.

5. Acquisition and Relocation

Demolition or Conversion of LMI Units

Does the grantee intend to demolish or convert any low- and moderate-income dwelling units (i.e., $\leq 80\%$ of area median income)?	Yes
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If yes, fill in the table below.

Question	Number of Units
The number of low- and moderate-income dwelling units—i.e., $\leq 80\%$ of area median income—reasonably expected to be demolished or converted as a direct result of NSP-assisted activities.	25
The number of NSP affordable housing units made available to low-, moderate-, and middle-income households—i.e., $\leq 120\%$ of area median income—reasonably expected to be produced by activity and income level as provided for in DRGR, by each NSP activity providing such housing (including a proposed time schedule for commencement and completion).	37
The number of dwelling units reasonably expected to be made available for households whose income does not exceed 50 percent of area median income.	19

6. Public Comment

Citizen Participation Plan

Briefly describe how the grantee followed its citizen participation plan regarding this proposed substantial amendment or abbreviated plan.

Response:

The draft NSP3 Abbreviated Plan Amendment was posted on our website on February 11 2011 and public comments were accepted through February 28 2011. Public Notice of the availability of the plan for review was published on or before February 11 2011 in the following daily and weekly newspapers serving major metropolitan areas in Indiana, with one exception—the South Bend Tribune did not publish notice until February 14 2011:

Newspaper	Primary Market	Circulation
Evansville Courier and Press	Evansville	52,571
Fort Wayne Journal Gazette	Fort Wayne	60,122
Indianapolis Star	The nine-county greater Indianapolis area	182,933
Kokomo Tribune	Kokomo	21,500
Lafayette Courier and Journal	Lafayette	27,837
New Albany News and Tribune	New Albany	13,800
Richmond Palladium Item	Richmond	17,000
South Bend Tribune	South Bend	62,482
Terre Haute Tribune Star	Terre Haute	21,479

An electronic notification was also forwarded to subscribers of our IHCD-Info electronic newsletter, with a circulation of 2,237.

Summary of Public Comments Received.

The summary of public comments received is included as an attachment.

7. NSP Information by Activity

Enter each activity name and fill in the corresponding information. If you have fewer than seven activities, please delete any extra activity fields. (For example, if you have three activities, you should delete the tables labeled "Activity Number 4," "Activity Number 5," "Activity Number 6," and "Activity Number 7." If you are unsure how to delete a table, see the instructions [above](#).

The field labeled "Total Budget for Activity" will populate based on the figures entered in the fields above it.

Consult the [NSP3 Program Design Guidebook](#) for guidance on completing the "Performance Measures" component of the activity tables below.

Activity Number 1	
Activity Name	City of Bicknell
Uses	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input checked="" type="checkbox"/> Eligible Use E: Redevelopment
CDBG Activity or Activities	24CFR570.202 eligible rehabilitation and preservation activities for homes and other residential properties
National Objective	Low Moderate Middle Income Housing (LMMH)
Activity Description	Provide a minimum of 7 affordable lease-purchase opportunities, and a further 7 affordable rental opportunities, of which a minimum of 2 will be ADA accessible housing units. This will complement the downtown

	<p>revitalization activity currently planned for the city. This activity will also help to cluster activity already begun with NSP1 and provide further opportunities in relation to the multi-billion dollar investment by Duke Energy in the locality. The project has already managed to use local contractors and hired many Section 3-qualifying residents. This approach will be continued with an emphasis on developing local employment opportunities. NSP3 funding will be supplied as direct development subsidy for the individual units through the project lead organization, City of Bicknell. This is in line with the successful approach taken with NSP1. All properties acquired and assisted with NSP3 will be subject to liens to preserve long-term affordability in accord with HOME requirements.</p>	
Location Description	<p>The City will be targeting a smaller part of its NSP1 target area that also overlaps with their Downtown Revitalization area. With the investment that is going into both these other target areas; the intention is to use NSP3 to stimulate activity in a critical subsection of the NSP1 area. This is an area that has already seen a small level of private investment, of which the city wishes to encourage more.</p>	
Budget	Source of Funding	Dollar Amount
	NSP3	\$1,412,280.92
	Indiana Department of Transportation	\$1,181,000.00
	Board of Commissioners of Knox County	\$200,000
Total Budget for Activity		\$2,793,280.92
Performance Measures	<p>The goal of this activity will be to provide 14 new rental or lease purchase homes which have been either rehabilitated or reconstructed. These units will be available to households at or below 120% AMI. Further, pursuant to Section 3 requirements, the project will seek to maximize the number of low-income residents employed through contracts executed as a result of this project.</p>	
Projected Start Date	April 1, 2011	
Projected End Date	March 31, 2014	
Responsible Organization	Name	City of Bicknell
	Location	119 E. 2 nd Street, PO Box 127, Bicknell, IN47512
	Administrator Contact Info	Amy Fehrenbacher, PACE Community Action Agency, 812-882-7927 525 N. Fourth Street, PO Box 687, Vincennes, IN 47591

Activity Number 2	
Activity Name	City of Mishawaka
Use	Select all that apply:
	<input type="checkbox"/> Eligible Use A: Financing Mechanisms
	<input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation
	<input type="checkbox"/> Eligible Use C: Land Banking

	<input type="checkbox"/> Eligible Use D: Demolition <input checked="" type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	24CFR570.202 eligible rehabilitation and preservation activities for homes and other residential properties	
National Objective	Low Moderate Middle Income Housing (LMMH)	
Activity Description	Redevelopment of eight (8) structures to provide eight (8) new homes. The project will select those properties that are in the worst condition and are causing a major blight in the area, in the hope that the removal of these blighting effects will stimulate the local market. This has been a successful strategy for NSP1 in Mishawaka. NSP3 funding will be supplied as a direct development subsidy for the redevelopment of individual units through the project lead organization, City of Mishawaka. This again is in line with the successful approach taken with NSP1. All properties acquired and assisted with NSP3 will be subject to liens to preserve long-term affordability in accord with HOME requirements.	
Location Description	In the City of Mishawaka, in two separate target areas, both of which are in the NSP1 target area. Each of the NSP3 target areas are hotspots of blight and therefore this project will have a visible impact in the area. The City has already identified the properties it would like to acquire, which are all located close to properties that have already benefited from NSP1 assistance to maximize synergy between NSP1 and NSP3 activities.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$807,294.00
Total Budget for Activity	\$807,294.00	
Performance Measures	The goal of this project is to create a minimum of eight (8) new homes as a result of the reconstruction of existing blighted units. These homes will be available to households at or below 120% AMI. Further, pursuant to Section 3 requirements, the project will seek to maximize the number of low-income residents employed through contracts executed as a result of this project.	
Projected Start Date	April 1, 2011	
Projected End Date	March 31, 2014	
Responsible Organization	Name	City of Mishawaka
	Location	Department of Community Development, 600 E. third Street, Mishawaka, IN 46544
	Administrator Contact Info	Lory Timmer, 574-258-1668

Activity Number 3	
Activity Name	City of Richmond
Use	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input checked="" type="checkbox"/> Eligible Use E: Redevelopment
CDBG Activity or Activities	24CFR570.202 eligible rehabilitation and preservation activities for homes and other residential properties

National Objective	Low Moderate Middle Income Housing (LMMH)	
Activity Description	<p>The rehabilitation of nine (9) homes and the new construction of two (2) homes using NSP3, to be complemented with Owner-Occupied Rehabilitation to 19 homes with other funding under IHCD's control. The area is a smaller part of the original NSP1 target area and complements the key clusters of activity that have already been created. The project target area is based around a number of other projects including the rehabilitation of the local park, and also investment by the Indiana Department of Transportation into some of the key roads in the area with new paving, sidewalks and lighting. All the NSP3 units will be for homebuyers, though the properties aimed at <50% AMI families will be subject to a lease-purchase arrangement. The project is shovel ready with some of the properties already land-banked from NSP1 and options on others. NSP3 funding will be supplied as a direct development subsidy for individual units through the project lead organization, City of Richmond. This is in line with the successful approach taken with NSP1. All properties acquired and assisted with NSP3 will be subject to liens to preserve long-term affordability. This project has also made a complementary request of \$500,000 in CDBG funds for Owner-Occupied Rehabilitation from IHCD. This request will be considered within the Authority's normal round of funding but does not affect the ability to deliver the NSP3 activity.</p>	
Location Description	<p>The NSP3 target area is a smaller part of the NSP1 target area and highlights the Vaile neighborhood which has suffered from disinvestment in recent years. It is a historic neighborhood that is at a tipping point. Sitting just south of the downtown area, keeping this neighborhood active and vital is critical to the health of the downtown and the city itself, and NSP3 will achieve this goal.</p>	
Budget	Source of Funding	Dollar Amount
	NSP3	\$1,432,880.00
	Local Funds	\$1,965,042.00
Total Budget for Activity		\$3,397,922.00
Performance Measures	<p>The goal of the NSP portion of this project is to create a minimum of 11 new homes for sale as a result of the demolition and reconstruction of existing blighted units or rehabilitation of vacant units. These homes will be available to households at or below 120% AMI. Further, pursuant to Section 3 requirements, the project will seek to maximize the number of low-income residents employed through contracts executed as a result of this project.</p>	
Projected Start Date	April 1, 2011	
Projected End Date	March 31, 2014	
Responsible Organization	Name	City of Richmond
	Location	50 N. Fifth Street, Richmond, IN 47374
	Administrator Contact Info	765-983-7207, stardevelop@frontier.com

Activity Number 4	
Activity Name	Hoosier Uplands Economic Development Corporation
Use	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms

	<input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input checked="" type="checkbox"/> Eligible Use E: Redevelopment								
CDBG Activity or Activities	24CFR570.202 eligible rehabilitation and preservation activities for homes and other residential properties								
National Objective	Low Moderate Middle Income Housing (LMMH)								
Activity Description	<p>Following a fire in November, one corner of the town square in Paoli is now a pile of rubble. This otherwise perfectly traditional town square is on a main intersection between three highways (US150, IN56, and IN37). The redevelopment of this high profile area is critical to ensure this economic center remains strong. The project includes a new mixed-use building (with NSP3 providing the funding for the apartments) containing apartments on the second floor and retail space on the first floor. The new building will retain the character of the square's other buildings and ensure that this corner of the town does not get tarnished by the loss of this key site. NSP3 funding will be supplied as a direct development subsidy for individual residential units through the project lead organization, Hoosier Uplands Economic Development Corporation. This is in line with the successful approach taken with NSP1. All properties acquired and assisted with NSP3 will be subject to liens to preserve long-term affordability.</p>								
Location Description	The south west corner of the town square in Paoli which centers on and around the site of a burned down building.								
Budget	<table border="1"> <thead> <tr> <th>Source of Funding</th><th>Dollar Amount</th></tr> </thead> <tbody> <tr> <td>NSP3</td><td>\$660,000.00</td></tr> <tr> <td>IHCDA Strategic Investment (Loan and Grant)</td><td>\$300,000.00</td></tr> <tr> <td>Orange Co. Dev. Commission; AHP; Local Funds; Bank Donation; Orange Co. Foundation</td><td>\$895,000.00</td></tr> </tbody> </table>	Source of Funding	Dollar Amount	NSP3	\$660,000.00	IHCDA Strategic Investment (Loan and Grant)	\$300,000.00	Orange Co. Dev. Commission; AHP; Local Funds; Bank Donation; Orange Co. Foundation	\$895,000.00
Source of Funding	Dollar Amount								
NSP3	\$660,000.00								
IHCDA Strategic Investment (Loan and Grant)	\$300,000.00								
Orange Co. Dev. Commission; AHP; Local Funds; Bank Donation; Orange Co. Foundation	\$895,000.00								
Total Budget for Activity	\$1,855,000.00								
Performance Measures	The goal of the NSP portion of this project is to create a minimum of 4 new apartments as a result of the reconstruction of an existing blighted site. These units will be available to households at or below 120% AMI. Further, pursuant to Section 3 requirements, the project will seek to maximize the number of low-income residents employed through contracts executed as a result of this project.								
Projected Start Date	April 1, 2011								
Projected End Date	March 31, 2014								
Responsible Organization	<table border="1"> <tr> <td>Name</td><td>Hoosier Uplands Economic Development Corporation</td></tr> <tr> <td>Location</td><td>500 W. Main Street, Mitchell, IN 47446</td></tr> <tr> <td>Administrator Contact Info</td><td>Sheryl Sharpe, 317-826-3488x103, Sheryl@milestoneventuresinc.com</td></tr> </table>	Name	Hoosier Uplands Economic Development Corporation	Location	500 W. Main Street, Mitchell, IN 47446	Administrator Contact Info	Sheryl Sharpe, 317-826-3488x103, Sheryl@milestoneventuresinc.com		
Name	Hoosier Uplands Economic Development Corporation								
Location	500 W. Main Street, Mitchell, IN 47446								
Administrator Contact Info	Sheryl Sharpe, 317-826-3488x103, Sheryl@milestoneventuresinc.com								

Activity Number 5

Activity Name	Winona Hospital Redevelopment	
Use	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input checked="" type="checkbox"/> Eligible Use D: Demolition <input type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	24CFR570.201(d) Clearance for blighted structures only	
National Objective	Low Moderate Middle Income Housing (LMMH)	
Activity Description	The Winona Hospital has been vacant for many years and is a blighted structure that is a local nuisance. Being riddled with asbestos and having underground oil tanks, this building has been preventing private developers from moving forward with a redevelopment of the site due to the high costs of clearing the site. Using NSP3, this site will be demolished to prepare it for three new uses: affordable housing for low-moderate families, an outdoor learning/play center for the Children's Museum of Indianapolis, Inc. and a commercial component. Non-NSP funding will be used to complete the new construction activities once the site has been cleared and is suitable for building. NSP3 funding will be supplied as a direct development subsidy for individual housing units through the project lead organization, the Children's Museum of Indianapolis, Inc. All properties acquired and assisted with NSP3 will be subject to liens to preserve long-term affordability.	
Location Description	The Hospital sits on a site in the Near North neighborhood that immediately abuts one of the NSP1 sites. It is bordered on the West by Illinois Street, to the East by Meridian Street, to the south by 32 nd Street and to the North by 33 rd Street	
Budget	Source of Funding	Dollar Amount
	NSP3	\$707,300
	City of Indianapolis	\$2,000,000
Total Budget for Activity		\$2,707,300
Performance Measures	The goal of this project is to demolish and clear the site to make it ready for significant new development, including a minimum of 50 units of affordable housing. These units will be available for households at or below 120% AMI. The exact number of units to be developed will be dependent on both the affordable housing developer that will ultimately be selected and also the availability of rental housing tax credits. It is intended that this will include a mix of both single family homes and multi-family dwellings, all for rent.	
Projected Start Date	April 1, 2011	
Projected End Date	March 31, 2014	
Responsible Organization	Name	The Children's Museum of Indianapolis, Inc.
	Location	3000 N. Meridian Street, Indianapolis, IN 46208
	Administrator Contact Info	Anthony Bridgeman, 317-334-4137, anthonyb@childrensmuseum.org

Activity Number 6		
Activity Name	City of Bicknell LH 25	
Use	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input checked="" type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	24CFR570.202 eligible rehabilitation and preservation activities for homes and other residential properties	
National Objective	Low-Income Housing to Meet 25% Set-Aside (LH25)	
Activity Description	<p>Provide a minimum of 2 affordable lease-purchase opportunities, and a further 2 affordable rental opportunities, of which a minimum of 2 will be ADA accessible housing units. This will complement the downtown revitalization activity currently planned for the city. This activity will also help to cluster activity already begun with NSP1 and provide further opportunities in relation to the multi-billion dollar investment by Duke Energy in the locality. The project has already managed to use local contractors and hired many section 3 residents. This approach will be continued with an emphasis on developing local employment opportunities. NSP3 funding will be supplied as a direct development subsidy for individual units through the project lead organization, City of Bicknell. This is in line with the successful approach taken with NSP1. All properties acquired and assisted with NSP3 will be subject to liens to preserve long-term affordability. The leverage for this activity has already been described within the previous City of Bicknell activity as it is not possible at this stage to split how the funding will be used between the LH25 and main element of the project.</p>	
Location Description	<p>The City will be targeting a smaller part of its NSP1 target area that also overlaps with their Downtown Revitalization area. With the investment that is going into both these other target areas; the intention is to use NSP3 to stimulate activity in a distinct part of the NSP1 area. This is an area that has already seen a small private investment, of which the city wishes to encourage more.</p>	
Budget	Source of Funding	Dollar Amount
	NSP3	\$587,719.08
Total Budget for Activity		\$587,719.08
Performance Measures	<p>The goal of this project is to create a minimum of 4 rental units or lease-purchase units as a result of the reconstruction of existing blighted units or rehabilitation of existing homes. These homes will be available to households at or below 50% AMI. Further, pursuant to Section 3 requirements, the project will seek to maximize the number of low-income residents employed through contracts executed as a result of this project.</p>	
Projected Start Date	April 1, 2011	
Projected End Date	March 31, 2014	
Responsible Organization	Name	City of Bicknell
	Location	119 E. 2 nd Street, PO Box 127, Bicknell, IN 47512

	Administrator Contact Info	Amy Fehrenbacher, 812-882-7927x1240, amyf@pacecaa.org
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Activity Number 7		
Activity Name	City of Mishawaka LH25	
Use	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input checked="" type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	24CFR570.202 eligible rehabilitation and preservation activities for homes and other residential properties	
National Objective	Low-Income Housing to Meet 25% Set-Aside (LH25)	
Activity Description	Redevelopment of five (5) homes to be developed in partnership with Habitat for Humanity to meet the 50% AMI set-aside. The project will select those properties that are in the worst condition and are causing a major blight in the area, in the hope that the removal of these blighting effects will stimulate the local market. This has been a successful strategy for NSP1. NSP3 funding will be supplied as a direct development subsidy for individual units through the project lead organization, City of Mishawaka. This is in line with the successful approach taken with NSP1. All properties acquired and assisted with NSP3 will be subject to liens to preserve long-term affordability. The leverage for this activity has already been described within the previous City of Bicknell activity as it is not possible at this stage to split how the funding will be used between the LH25 and main element of the project.	
Location Description	In the City of Mishawaka, in two separate target areas, both of which are in the NSP1 target area. Each of the NSP3 target areas are hotspots of blight and therefore this project will have a visible impact in the area. The City has already identified the properties it would like to acquire which are all located close to properties that have already benefited from NSP1 assistance.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$377,156.00
Total Budget for Activity		\$377,156.00
Performance Measures	The goal of this project is to create a minimum of 5 new homes for sale built by Habitat as a result of the reconstruction of existing blighted homes. These homes will be available to households at or below 50% AMI. Further, pursuant to Section 3 requirements, the project will seek to maximize the number of low-income residents employed through contracts executed as a result of this project.	
Projected Start Date	April 1, 2011	
Projected End Date	March 31, 2014	
Responsible Organization	Name	City of Mishawaka
	Location	Department of Community Development, 600 E. Third Street,

		Mishawaka, IN 46544
	Administrator Contact Info	Lory Timmer, 574-258-1668, ltimmer@mishawaka.in.gov

Activity Number 8		
Activity Name	City of Richmond LH25	
Use	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input checked="" type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input checked="" type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	24CFR570.202 eligible rehabilitation and preservation activities for homes and other residential properties	
National Objective	Low-Income Housing to Meet 25% Set-Aside (LH25)	
Activity Description	<p>The entire project represents the rehabilitation or new construction of two (2) homes using NSP3 to be complemented with Owner-Occupied Rehabilitation to 19 homes. The area is a smaller part of the original NSP1 target area and highlights the key clusters of activity that have already been achieved. The project target area is based around a number of other projects including the rehabilitation of the local park, and also investment by the Indiana Department of Transport into some of the key roads in the area with new paving, sidewalks and lighting. All the NSP3 units in the larger project will be for homebuyers, though the properties aimed at <50% AMI families will be subject to a lease-purchase arrangement. The project is shovel ready with some of the properties already land-banked from NSP1 and options on others. NSP3 funding will be supplied as a direct development subsidy for individual units through the project lead organization, City of Richmond. This is in line with the successful approach taken with NSP1. All properties acquired and assisted with NSP3 will be subject to liens to preserve long-term affordability. The leverage for this activity has already been described within the previous City of Bicknell activity as it is not possible at this stage to split how the funding will be used between the LH25 and main element of the project.</p>	
Location Description	<p>The NSP3 target area is a smaller part of the NSP1 target area and highlights the Vaile neighborhood which has suffered from disinvestment in recent years. It is a historic neighborhood that is at a tipping point. Sitting just south of the downtown area, it is vital to keep this neighborhood active and NSP3 will achieve this goal.</p>	
Budget	Source of Funding	Dollar Amount
	NSP3	\$567,120.00
Total Budget for Activity		\$567,120.00
Performance Measures	<p>The goal of this project is to create a minimum of 2 rehabilitated homes or new construction homes as a result of the reconstruction of existing blighted sites. These homes will be available to households at or below 50% AMI. Further, pursuant to Section 3 requirements, the project will seek to maximize</p>	

	the number of low-income residents employed through contracts executed as a result of this project.	
Projected Start Date	April 1, 2011	
Projected End Date	March 31, 2014	
Responsible Organization	Name	City of Richmond
	Location	50 N. Fifth Street, Richmond, IN 47374
	Administrator Contact Info	Joyce McCarty, 765-478-6512, stardevelop@frontier.com

Activity Number 9		
Activity Name	Hoosier Uplands Economic Development Corporation LH25	
Use	Select all that apply: <input type="checkbox"/> Eligible Use A: Financing Mechanisms <input type="checkbox"/> Eligible Use B: Acquisition and Rehabilitation <input type="checkbox"/> Eligible Use C: Land Banking <input type="checkbox"/> Eligible Use D: Demolition <input checked="" type="checkbox"/> Eligible Use E: Redevelopment	
CDBG Activity or Activities	24CFR570.202 eligible rehabilitation and preservation activities for homes and other residential properties	
National Objective	Low-Income Housing to Meet 25% Set-Aside (LH25)	
Activity Description	Following a fire in November, one corner of the town square in Paoli is now a pile of rubble. This otherwise perfectly traditional town square is on a main intersection between three highways (US150, IN56, and IN37). This high profile area is critical to rebuild to ensure this economic center remains strong. The project plans to build a mixed use building (with NSP3 providing the funding for the apartments) containing both apartments on the second floor and retail space on the first floor. The new building will retain the character of the square's other buildings and ensure that this corner of the town does not get tarnished by the loss of this key site. NSP3 funding will be supplied as a direct development subsidy for individual units through the project lead organization, Hoosier Uplands Economic Development Corporation (HUEDC). This is in line with the successful approach taken with NSP1. All properties acquired and assisted with NSP3 will be subject to liens to preserve long-term affordability. The leverage for this activity has already been described within the previous HUEDC activity as it is not possible at this stage to split how the funding will be used between the LH25 and main element of the project.	
Location Description	The south west corner of the town square in Paoli which centers on and around the site of a burned down building.	
Budget	Source of Funding	Dollar Amount
	NSP3	\$1,340,000.00
Total Budget for Activity	\$1,340,000.00	
Performance Measures	The goal of this project is to create a minimum of 8 new apartments as a result of the reconstruction of an existing blighted site. These homes will be available to households at or below 50% AMI. Further, pursuant to Section 3 requirements, the project will seek to maximize the number of low-income	

	residents employed through contracts executed as a result of this project.	
Projected Start Date	April 1, 2011	
Projected End Date	March 31, 2014	
Responsible Organization	Name	Hoosier Uplands Economic Development Corporation
	Location	500 W. Main Street, Mitchell, IN 47446
	Administrator Contact Info	Sheryl Sharpe, 317-826-3488x103, Sheryl@milestoneventuresinc.com

8. Certifications

Certifications for State and Entitlement Communities

- (1) **Affirmatively further fair housing.** The jurisdiction certifies that it will affirmatively further fair housing, which means that it will conduct an analysis to identify impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting the analysis and actions in this regard.
- (2) **Anti-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.
- (3) **Anti-lobbying.** The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.
- (4) **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.
- (5) **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.
- (6) **Acquisition and relocation.** The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD.
- (7) **Section 3.** The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.
- (8) **Citizen participation.** The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.
- (9) **Following a plan.** The jurisdiction certifies it is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD. [Only States and entitlement jurisdictions use this certification.]
- (10) **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.
- (11) **The jurisdiction certifies:**
- a. that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and

- b. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

(12) **Excessive force.** The jurisdiction certifies that it has adopted and is enforcing:

- a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
- b. A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

(13) **Compliance with anti-discrimination laws.** The jurisdiction certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

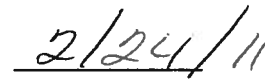
(14) **Compliance with lead-based paint procedures.** The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

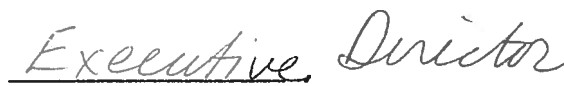
(15) **Compliance with laws.** The jurisdiction certifies that it will comply with applicable laws.

(16) **Vicinity hiring.** The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

(17) **Development of affordable rental housing.** The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.


Signature/Authorized Official


Date


Title

Certifications for Non-Entitlement Local Governments

- (1) **Affirmatively furthering fair housing.** The jurisdiction certifies that it will affirmatively further fair housing.
- (2) **Anti-displacement and relocation plan.** The applicant certifies that it has in effect and is following a residential anti-displacement and relocation assistance plan.
- (3) **Anti-lobbying.** The jurisdiction must submit a certification with regard to compliance with restrictions on lobbying required by 24 CFR part 87, together with disclosure forms, if required by that part.
- (4) **Authority of jurisdiction.** The jurisdiction certifies that the consolidated plan or abbreviated plan, as applicable, is authorized under state and local law (as applicable) and that the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations and other program requirements.
- (5) **Consistency with plan.** The jurisdiction certifies that the housing activities to be undertaken with NSP funds are consistent with its consolidated plan or abbreviated plan, as applicable.
- (6) **Acquisition and relocation.** The jurisdiction certifies that it will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601), and implementing regulations at 49 CFR part 24, except as those provisions are modified by the notice for the NSP program published by HUD.
- (7) **Section 3.** The jurisdiction certifies that it will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u), and implementing regulations at 24 CFR part 135.
- (8) **Citizen participation.** The jurisdiction certifies that it is in full compliance and following a detailed citizen participation plan that satisfies the requirements of Sections 24 CFR 91.105 or 91.115, as modified by NSP requirements.
- (9) **Use of funds.** The jurisdiction certifies that it will comply with the Dodd-Frank Wall Street Reform and Consumer Protection Act and Title XII of Division A of the American Recovery and Reinvestment Act of 2009 by spending 50 percent of its grant funds within 2 years, and spending 100 percent within 3 years, of receipt of the grant.
- (10) **The jurisdiction certifies:**
 - a. that all of the NSP funds made available to it will be used with respect to individuals and families whose incomes do not exceed 120 percent of area median income; and
 - b. The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low- and moderate-income, including any fee charged or assessment made as a condition of obtaining access to such public improvements. However, if NSP funds are used to pay the proportion of a fee or assessment attributable to the capital costs of public improvements (assisted in part with NSP funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. In addition, with respect to properties owned and occupied by moderate-income (but not low-income) families, an assessment or charge may be made against the property with respect to the public

improvements financed by a source other than NSP funds if the jurisdiction certifies that it lacks NSP or CDBG funds to cover the assessment.

(11) **Excessive force.** The jurisdiction certifies that it has adopted and is enforcing:

- a. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in nonviolent civil rights demonstrations; and
- b. A policy of enforcing applicable state and local laws against physically barring entrance to, or exit from, a facility or location that is the subject of such nonviolent civil rights demonstrations within its jurisdiction.

(12) **Compliance with anti-discrimination laws.** The jurisdiction certifies that the NSP grant will be conducted and administered in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d), the Fair Housing Act (42 U.S.C. 3601-3619), and implementing regulations.

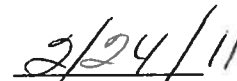
(13) **Compliance with lead-based paint procedures.** The jurisdiction certifies that its activities concerning lead-based paint will comply with the requirements of part 35, subparts A, B, J, K, and R of this title.

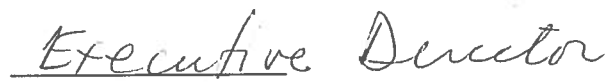
(14) **Compliance with laws.** The jurisdiction certifies that it will comply with applicable laws.

(15) **Vicinity hiring.** The jurisdiction certifies that it will, to the maximum extent feasible, provide for hiring of employees that reside in the vicinity of NSP3 funded projects or contract with small businesses that are owned and operated by persons residing in the vicinity of NSP3 projects.

(16) **Development of affordable rental housing.** The jurisdiction certifies that it will abide by the procedures described in its NSP3 Abbreviated Plan to create preferences for the development of affordable rental housing for properties assisted with NSP3 funds.


Signature/Authorized Official


Date


Title

Appendix: NSP3 Action Plan Contents Checklist

The checklist below is an optional tool for NSP3 grantees to help to ensure that all required elements of the NSP3 Substantial Amendment or the Abbreviated Plan are submitted to HUD. This checklist only includes the minimum required elements that must be included in the NSP3 Action Plan and grantees may want to add additional details. This document must be protected, as described above, in order to use the checkboxes in this checklist.

1. NSP3 Grantee Information

	Yes
Did you include the Program Administrator's name, address, phone, and email address?	<input checked="" type="checkbox"/>

2. Areas of Greatest Need

	Yes
Does the narrative description describe how funds will give priority emphasis to areas of greatest need?	<input checked="" type="checkbox"/>
Does the narrative description specifically address how the funds will give priority emphasis to those areas:	
<ul style="list-style-type: none"> With the highest percentage of home foreclosures? 	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> With the highest percentage of homes financed by subprime mortgage related loan?; and 	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Identified by the grantee as likely to face a significant rise in the rate of home foreclosures? 	<input checked="" type="checkbox"/>
Did you create the area of greatest needs map at http://www.huduser.org/NSP/NSP3.html ?	<input checked="" type="checkbox"/>
Did you include the map as an attachment to your Action Plan?	<input checked="" type="checkbox"/>
ONLY Applicable for States: Did you include the needs of all entitlement communities in the State?	<input checked="" type="checkbox"/>

3. Definitions and Descriptions

	Yes
Are the following definitions and topics included in your substantial amendment?:	
<ul style="list-style-type: none"> Blighted structure in context of state or local law, 	<input checked="" type="checkbox"/>

<ul style="list-style-type: none"> • Affordable rents, • Ensuring long term affordability for all NSP funded housing projects, • Applicable housing rehabilitation standards for NSP funded projects 	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input checked="" type="checkbox"/>

4. Low-Income Targeting

	Yes
Did you identify the estimated amount of funds appropriated to provide housing that meets the low-income set aside target?	<input checked="" type="checkbox"/>
Did you provide a summary describing how your jurisdiction will meet its low-income set aside goals?	<input checked="" type="checkbox"/>

5. Acquisition & Relocation

	Yes
For all acquisitions that will result in displacement did you specify:	
• The planned activity,	<input checked="" type="checkbox"/>
• The number of units that will result in displacement,	<input checked="" type="checkbox"/>
• The manner in which the grantee will comply with URA for those residents?	<input checked="" type="checkbox"/>

6. Public Comment

	Yes
Did you provide your draft of the NSP3 substantial amendment for a minimum of 15 days for public comment?	<input checked="" type="checkbox"/>
Did you include the public comments you received on the NSP3 substantial amendment in your plan?	<input checked="" type="checkbox"/>

7. NSP Information by Activity

	Check all that apply
Did you include a description of all eligible NSP3 activities you plan to implement with your NSP3 award?	<input checked="" type="checkbox"/>
For each eligible NSP3 activity you plan to implement did you include:	

• Eligible use or uses?	<input checked="" type="checkbox"/>
• Correlated eligible CDBG activity or activities?	<input checked="" type="checkbox"/>
• Associated national objective?	<input checked="" type="checkbox"/>
• How the activity will address local market conditions?	<input checked="" type="checkbox"/>
• Range of interest rates (if any)?	<input checked="" type="checkbox"/>
• Duration or term of assistance?	<input checked="" type="checkbox"/>
• Tenure of beneficiaries (e.g. rental or homeowner)?	<input checked="" type="checkbox"/>
• If the activity produces housing, how the design of the activity will ensure continued affordability?	<input checked="" type="checkbox"/>
• How you will, to the maximum extent possible, provide for vicinity hiring?	<input checked="" type="checkbox"/>
• Procedures used to create affordable rental housing preferences?	<input checked="" type="checkbox"/>
• Areas of greatest need addressed by the activity or activities?	<input checked="" type="checkbox"/>
• Amount of funds budgeted for the activity?	<input checked="" type="checkbox"/>
• Appropriate performance measures for the activity (e.g. units of housing to be acquired, rehabilitated, or demolished for the income levels represented in DRGR) ?	<input checked="" type="checkbox"/>
• Expected start and end dates of the activity?	<input checked="" type="checkbox"/>
• Name and location of the entity that will carry out the activity?	<input checked="" type="checkbox"/>

8. Certifications

	Yes
Did you sign and submit the certification form applicable to your jurisdiction?	<input checked="" type="checkbox"/>

9. Additional Documentation

	Yes
Did you include a signed SF-424?	<input checked="" type="checkbox"/>

Attachment One: Public Comments

The Indiana Housing and Community Development Authority solicited public comments as set forth on pages four and five of the attached document, with the following notice posted in the newspapers listed and on our website:

PUBLIC NOTICE
NEIGHBORHOOD STABILIZATION PROGRAM (NSP 3)

The Indiana Housing and Community Development Authority (IHCDA) wishes to encourage citizens to view and provide feedback on a substantial Amendment to the State of Indiana's Consolidated Plan that outlines the use of Neighborhood Stabilization funds appropriated by The Dodd-Frank Wall Street Reform and Consumer Protection Act of 2010. The State is providing the opportunity for citizens to comment on the draft Amendment, which will be submitted to the U.S. Department of Housing and Urban Development (HUD) on or before March 1, 2011. The Amendment will set forth the method of distribution of funds for this HUD-funded program.

Members of the public, especially persons of low to moderate income, are welcome to review the Plan during the hours of 8:00 a.m. to 5:00 p.m., Monday, February 14, 2011 through Monday, February 28, 2011 at IHCDA's offices located at 30 South Meridian Street, Suite 1000, Indianapolis, Indiana 46204.

The Amendment will also be available on the IHCDA website at www.in.gov/ihcda.

Written comments are invited through close of business Monday, February 28, 2011. Comments may be submitted electronically to nsp@ihcda.in.gov, by facsimile to 317-232-7778, or by postal service to the following address:

Neighborhood Stabilization Program
Indiana Housing and Community Development Authority
30 South Meridian Street, Suite 1000
Indianapolis, Indiana 46204.

Additional information may also be obtained via e-mail at nsp@ihcda.in.gov or by phone at 1-800-872-0371.

However, no comments from the public were received as a result.

Attachment Two: Mapping Data

Following this page are results from the NSP mapping system for each of our proposed target areas, based on the projects set forth in the main narrative.

Project Summary for NSP3

Project Name	Total Housing Units	NSP3Need Score
Bicknell	246	18
Winona Hospital	0	0
Richmond	472	17.07
Mishawaka NorthEast	126	18
Mishawaka NorthWest	247	18
HUEDC - Paoli	27	18
Total Housing Units for All Shapes: 1118		
Total NSP3 Need Score: 17.61		

Neighborhood ID: 2774017

NSP3 Planning Data

Grantee ID: 1899990N

Grantee State: IN

Grantee Name: IN NONENTITLEMENT

Grantee Address: 30 S. Meridian Street Indianapolis Indiana 46204

Grantee Email: phunt@ihcda.in.gov

Neighborhood Name: Bicknell

Date: 2011-02-02 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 18

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 246

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 79

Percent Persons Less than 80% AMI: 65.06

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current or potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 236

Residential Addresses Vacant 90 or more days (USPS, March 2010): 42

Residential Addresses NoStat (USPS, March 2010): 8

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 31

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 50.9

Percent of Housing Units 90 or more days delinquent or in foreclosure: 10.1

Number of Foreclosure Starts in past year: 2

Number of Housing Units Real Estate Owned July 2009 to June 2010: 2

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 0

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -6.1

Place (if place over 20,000) or county unemployment rate June 2005: 4.7

Place (if place over 20,000) or county unemployment rate June 2010: 7.1

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-87.310774 38.774345 -87.311010 38.767184 -87.307191 38.767134 -87.307148 38.767502 -87.305002
38.767469 -87.304895 38.771635 -87.308371 38.775348

Blocks Comprising Target Neighborhood

180839550002036, 180839550002035, 180839550002034, 180839550002033, 180839550002052,
180839550002051, 180839550002048, 180839550002047, 180839550002046, 180839550002045,
180839550002044, 180839550002043, 180839550002042, 180839550002032, 180839550002029,
180839550002028, 180839550002027, 180839550002026, 180839550005003, 180839550005005,
180839550005007, 180839550005035, 180839550005030, 180839550005029, 180839550005028,
180839550005027, 180839550005026, 180839550005025, 180839550005012, 180839550005011,
180839550005010, 180839550005009, 180839550005008, 180839550005004, 180839550005002,
180839550005001,

Neighborhood ID: 6315734

NSP3 Planning Data

Grantee ID: 1899990N

Grantee State: IN

Grantee Name: IN NONENTITLEMENT

Grantee Address: 30 S. Meridian Street Indianapolis Indiana 46204

Grantee Email: phunt@ihcda.in.gov

Neighborhood Name: HUEDC - Paoli

Date: 2011-02-04 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 18

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 27

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 76

Percent Persons Less than 80% AMI: 56.7

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 26

Residential Addresses Vacant 90 or more days (USPS, March 2010): 1

Residential Addresses NoStat (USPS, March 2010): 2

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 4

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 39

Percent of Housing Units 90 or more days delinquent or in foreclosure: 10.9

Number of Foreclosure Starts in past year: 0

Number of Housing Units Real Estate Owned July 2009 to June 2010: 0

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 0

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -6.1

Place (if place over 20,000) or county unemployment rate June 2005*: 6.9

Place (if place over 20,000) or county unemployment rate June 2010*: 10.6

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-86.471071 38.556124 -86.471066 38.555046 -86.468464 38.555046 -86.468486 38.555717 -86.468904
38.555755 -86.468958 38.556120

Blocks Comprising Target Neighborhood

181179517002013, 181179517002009,

Neighborhood ID: 8041687

NSP3 Planning Data

Grantee ID: 1899990N

Grantee State: IN

Grantee Name: IN NONENTITLEMENT

Grantee Address: 30 S. Meridian Street Indianapolis Indiana 46204

Grantee Email: phunt@ihcda.in.gov

Neighborhood Name: Mishawaka NorthEast

Date:2011-02-02 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 18

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 126

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 77.72

Percent Persons Less than 80% AMI: 41.95

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 117

Residential Addresses Vacant 90 or more days (USPS, March 2010): 11

Residential Addresses NoStat (USPS, March 2010): 1

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 31

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 33.8

Percent of Housing Units 90 or more days delinquent or in foreclosure: 10.3

Number of Foreclosure Starts in past year: 2

Number of Housing Units Real Estate Owned July 2009 to June 2010: 1

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 0

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -5.4

Place (if place over 20,000) or county unemployment rate June 2005¹: 4.8

Place (if place over 20,000) or county unemployment rate June 2010¹: 11.5

¹Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-86.173131 41.666773 -86.173131 41.670387 -86.176404 41.670387 -86.176329 41.666781

Blocks Comprising Target Neighborhood

181410107003005, 181410107003004, 181410107003015, 181410107003014, 181410107003013,
181410107004017, 181410107004016, 181410107004015, 181410107004008, 181410107004007,

Neighborhood ID: 8169952

NSP3 Planning Data

Grantee ID: 1899990N

Grantee State: IN

Grantee Name: IN NONENTITLEMENT

Grantee Address: 30 S. Meridian Street Indianapolis Indiana 46204

Grantee Email: phunt@ihcda.in.gov

Neighborhood Name: Mishawaka NorthWest

Date: 2011-02-02 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 18

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 247

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 81.77

Percent Persons Less than 80% AMI: 55.98

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 230

Residential Addresses Vacant 90 or more days (USPS, March 2010): 26

Residential Addresses NoStat (USPS, March 2010): 1

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 57

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 38.8

Percent of Housing Units 90 or more days delinquent or in foreclosure: 10.8

Number of Foreclosure Starts in past year: 4

Number of Housing Units Real Estate Owned July 2009 to June 2010: 3

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 1

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -5.4

Place (if place over 20,000) or county unemployment rate June 2005*: 4.8

Place (if place over 20,000) or county unemployment rate June 2010*: 11.5

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-86.181983 41.655167 -86.181940 41.653026 -86.185920 41.653058 -86.185910 41.653948 -86.190201 41.654028 -86.190201 41.657010 -86.185942 41.656954 -86.185920 41.655231

Blocks Comprising Target Neighborhood

181410102004003, 181410102004004, 181410102004005, 181410102004002, 181410102005012,
181410102005011, 181410102005010, 181410102005025, 181410102005026, 181410102005007,

Neighborhood ID: 3501037

NSP3 Planning Data

Grantee ID: 1899990N

Grantee State: IN

Grantee Name: IN NONENTITLEMENT

Grantee Address: 30 S. Meridian Street Indianapolis Indiana 46204

Grantee Email: phunt@ihcda.in.gov

Neighborhood Name: Richmond

Date: 2011-02-01 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 17.07

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 472

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 75.48

Percent Persons Less than 80% AMI: 57.75

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

The USPS "NoStat" indicator can mean different things. In rural areas, it is an indicator of vacancy. However, it can also be an address that has been issued but not ever used, it can indicate units under development, and it can be a very distressed property (most of the still flood damaged properties in New Orleans are NoStat). When using this variable, users need to understand the target area identified.

In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 460

Residential Addresses Vacant 90 or more days (USPS, March 2010): 56

Residential Addresses NoStat (USPS, March 2010): 5

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 94

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 35.35

Percent of Housing Units 90 or more days delinquent or in foreclosure: 9.33

Number of Foreclosure Starts in past year: 6

Number of Housing Units Real Estate Owned July 2009 to June 2010: 4

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 1

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -6.1

Place (if place over 20,000) or county unemployment rate June 2005: 6.9

Place (if place over 20,000) or county unemployment rate June 2010: 11.3

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-84.887731 39.826731 -84.889877 39.826666 -84.889898 39.824589 -84.888418 39.824556 -84.888375
39.819398 -84.891679 39.819315 -84.891701 39.819711 -84.892302 39.819711 -84.892280 39.819315
-84.892859 39.819315 -84.892945 39.816003 -84.890006 39.816003 -84.889963 39.815541 -84.887795
39.815558

Blocks Comprising Target Neighborhood

181770009001012, 181770009001011, 181770009001010, 181770009001009, 181770009001033,
181770009001032, 181770009001029, 181770009001028, 181770009001027, 181770009001026,
181770009001034, 181770010001047, 181770010001046, 181770010001045, 181770010001044,
181770010001043, 181770010003021, 181770010003017, 181770010003001,

Neighborhood ID: 7543457

NSP3 Planning Data

Grantee ID: 1814040E

Grantee State: IN

Grantee Name: INDIANAPOLIS

Grantee Address: 30 S. Meridian Street Indianapolis Indiana 46204

Grantee Email: phunt@ihcda.in.gov

Neighborhood Name: Winona Hospital/Near North area

Date: 2011-02-10 00:00:00

NSP3 Score

The neighborhoods identified by the NSP3 grantee as being the areas of greatest need must have an individual or average combined index score for the grantee's identified target geography that is not less than the lesser of 17 or the twentieth percentile most needy score in an individual state. For example, if a state's twentieth percentile most needy census tract is 18, the requirement will be a minimum need of 17. If, however, a state's twentieth percentile most needy census tract is 15, the requirement will be a minimum need of 15. If more than one neighborhood is identified in the Action Plan, HUD will average the Neighborhood Scores, weighting the scores by the estimated number of housing units in each identified neighborhood.

Neighborhood NSP3 Score: 18

State Minimum Threshold NSP3 Score: 17

Total Housing Units in Neighborhood: 271

Area Benefit Eligibility

Percent Persons Less than 120% AMI: 84.09

Percent Persons Less than 80% AMI: 68.1

Neighborhood Attributes (Estimates)

Vacancy Estimate

USPS data on addresses not receiving mail in the last 90 days or "NoStat" can be a useful measure of whether or not a target area has a serious vacancy problem. For urban neighborhoods, HUD has found that neighborhoods with a very high number vacant addresses relative to the total addresses in an area to be a very good indicator of a current for potentially serious blight problem.

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In addition, the housing unit counts HUD gets from the US Census indicated above are usually close to the residential address counts from the USPS below. However, if the Census and USPS counts are substantially different for your identified target area, users are advised to use the information below with caution. For example if there are many NoStats in an area for units never built, the USPS residential address count may be larger than the Census number; if the area is a rural area largely served by PO boxes it may have fewer addresses than housing units.

USPS Residential Addresses in Neighborhood: 259

Residential Addresses Vacant 90 or more days (USPS, March 2010): 54

Residential Addresses NoStat (USPS, March 2010): 6

Foreclosure Estimates

HUD has developed a model for predicting where foreclosures are likely. That model estimates serious delinquency rates using data on the leading causes of foreclosures - subprime loans (HMDA Census Tract data on high cost and highly leveraged loans), increasing unemployment (BLS data on unemployment rate change), and fall in home values (FHFA data on house price change). The predicted serious delinquency rate is then used to apportion the state total counts of foreclosure starts (from the Mortgage Bankers Association) and REOs (from RealtyTrac) to individual block groups.

Total Housing Units to receive a mortgage between 2004 and 2007: 52

Percent of Housing Units with a high cost mortgage between 2004 and 2007: 53.8

Percent of Housing Units 90 or more days delinquent or in foreclosure: 10.9

Number of Foreclosure Starts in past year: 4

Number of Housing Units Real Estate Owned July 2009 to June 2010: 2

HUD is encouraging grantees to have small enough target areas for NSP 3 such that their dollars will have a visible impact on the neighborhood. Nationwide there have been over 1.9 million foreclosure completions in the past two years. NSP 1, 2, and 3 combined are estimated to only be able to address 100,000 to 120,000 foreclosures. To stabilize a neighborhood requires focused investment.

Estimated number of properties needed to make an impact in identified target area (20% of REO in past year): 1

Supporting Data

Metropolitan Area (or non-metropolitan area balance) percent fall in home value since peak value (Federal Housing Finance Agency Home Price Index through June 2010): -4

Place (if place over 20,000) or county unemployment rate June 2005*: 5.2

Place (if place over 20,000) or county unemployment rate June 2010*: 9.7

*Bureau of Labor Statistics Local Area Unemployment Statistics

Market Analysis:

HUD is providing the data above as a tool for both neighborhood targeting and to help inform the strategy development. Some things to consider:

1. Persistent Unemployment. Is this an area with persistently high unemployment? Serious consideration should be given to a rental strategy rather than a homeownership strategy.
2. Home Value Change and Vacancy. Is this an area where foreclosures are largely due to a combination of falling home values, a recent spike in unemployment, and a relatively low vacancy rate? A down payment assistance program may be an effective strategy.
3. Persistently High Vacancy. Are there a high number of substandard vacant addresses in the target area of a community with persistently high unemployment? A demolition/land bank strategy with selected acquisition rehab for rental or lease-purchase might be considered.
4. Historically low vacancy that is now rising. A targeted strategy of acquisition for homeownership and rental to retain or regain neighborhood stability might be considered.
5. Historically high cost rental market. Does this market historically have very high rents with low vacancies? A strategy of acquiring properties and developing them as long-term affordable rental might be considered.

Latitude and Longitude of corner points

-86.156738 39.815541 -86.162081 39.815343 -86.161973 39.810135 -86.159034 39.810135 -86.159034 39.813745 -86.156759 39.813811

Blocks Comprising Target Neighborhood

180973510001008, 180973510001009, 180973510001007, 180973510001006, 180973510004012,
180973510004003, 180973510004001, 180973510004002,